

**AGENDA REQUEST**  
**BUSINESS OF THE PLANNING AND ZONING COMMISSION**  
**CITY OF SUGAR LAND, TEXAS**

**AGENDA OF: 5/11/04 DEPT OF ORIGIN: DEVELOPMENT SERVICES REQ. NO. V B**  
**DATE SUBMITTED: 05/05/04**

**ORIGINATOR: TYLER SORRELLS, PLANNER**

**SUBJECT: SUGAR LAND TRACT FOUR, SECTION ONE PRELIMINARY PLAT**

**PROCEEDING: CONSIDERATION AND ACTION**

**EXHIBITS: COPY OF PRELIMINARY PLAT, BOX EXHIBIT, APPROVED GENERAL PLAN**

**APPROVED FOR SUBMITTAL:**

**DOUGLAS P. SCHOMBURG, AICP, ASST. CITY PLANNER** *D.P.S.*

**SABINE A. SOMERS-KUENZEL, AICP CITY PLANNER** *S.A.K.*

**EXECUTIVE SUMMARY:**

Mr. Geoff Freeman, of Brown and Gay Engineers, Inc., on behalf of Newland Communities, requests the consideration and approval of the Sugar Land Tract Four, Section One Preliminary Plat. This plat consists of 65 residential lots, and three reserves for a total of 24.61 acres within the City of Sugar Land's Extra-Territorial Jurisdiction (ETJ). The property is located within the boundary of Sugar Land Tract 4, bordered by New Territory Boulevard to the north, and lies within the boundary of the recently created Fort Bend County Levee Improvement District 17.

***Additional Information Regarding the Plat:***

The Final Plat for Sugar Land Tract Four, Section One will require all applicable Master Notes, signature blocks, Fort Bend County LID 17 approval, and infrastructure construction plans at the time of Final Plat submittal. By the time of that submittal, the Planning Division anticipates that the property will be officially within the corporate limits of the City of Sugar Land, which will be effective July 1, 2004 per Annexation Ordinance No. 1431. All designations referring to the ETJ on the plat will be required to be updated accordingly and the property will be zoned Temporary R-1 until permanent zoning is applied for. The property is anticipated to be permanently zoned R-1.

**The Development Review Committee has reviewed the plat and determined that the plat conforms to the Tracts 4 & 5 General Plan, Subdivision Regulations, Comprehensive Plan, Water and Waste Water Master Plan, and Master Roadway Plan. As with all development within the City of Sugar Land, infrastructure construction plans shall be approved prior to the construction of improvements.**

**RECOMMENDED ACTION**

**The Planning Division, in conjunction with the Development Review Committee, recommends approval of the Sugar Land Tract Four Section One Preliminary Plat.**

**Cc: Geoff Freeman, Brown & Gay Engineers, Inc. Fax (281)558-9701  
File No.: P0001580**

**LOT AREA TABLE**

LOT NO.	ACRES	SQ. FT.
1	0.10	6,913
2	0.10	6,913
3	0.10	6,913
4	0.10	6,913
5	0.10	6,913
6	0.10	6,913
7	0.10	6,913
8	0.10	6,913
9	0.10	6,913
10	0.10	6,913
11	0.10	6,913
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90	0.10	6,913
91	0.10	6,913
92	0.10	6,913
93	0.10	6,913
94	0.10	6,913
95	0.10	6,913
96	0.10	6,913
97	0.10	6,913
98	0.10	6,913
99	0.10	6,913
100	0.10	6,913

**RESERVE "A" 1.00 ACRES (69,128 SQ. FT.)**  
RESERVED TO LANDLORD (SEE PAGE 1)

**RESERVE "B" 1.00 ACRES (69,128 SQ. FT.)**  
RESERVED TO LANDLORD (SEE PAGE 1)

**RESERVE "C" 1.00 ACRES (69,128 SQ. FT.)**  
RESERVED TO LANDLORD (SEE PAGE 1)

**RESERVE "D" 1.00 ACRES (69,128 SQ. FT.)**  
RESERVED TO LANDLORD (SEE PAGE 1)

**RESERVE "E" 1.00 ACRES (69,128 SQ. FT.)**  
RESERVED TO LANDLORD (SEE PAGE 1)

**RESERVE "F" 1.00 ACRES (69,128 SQ. FT.)**  
RESERVED TO LANDLORD (SEE PAGE 1)

**RESERVE "G" 1.00 ACRES (69,128 SQ. FT.)**  
RESERVED TO LANDLORD (SEE PAGE 1)

**RESERVE "H" 1.00 ACRES (69,128 SQ. FT.)**  
RESERVED TO LANDLORD (SEE PAGE 1)

**RESERVE "I" 1.00 ACRES (69,128 SQ. FT.)**  
RESERVED TO LANDLORD (SEE PAGE 1)

**RESERVE "J" 1.00 ACRES (69,128 SQ. FT.)**  
RESERVED TO LANDLORD (SEE PAGE 1)

**RESERVE "K" 1.00 ACRES (69,128 SQ. FT.)**  
RESERVED TO LANDLORD (SEE PAGE 1)

**RESERVE "L" 1.00 ACRES (69,128 SQ. FT.)**  
RESERVED TO LANDLORD (SEE PAGE 1)

**RESERVE "M" 1.00 ACRES (69,128 SQ. FT.)**  
RESERVED TO LANDLORD (SEE PAGE 1)

**RESERVE "N" 1.00 ACRES (69,128 SQ. FT.)**  
RESERVED TO LANDLORD (SEE PAGE 1)

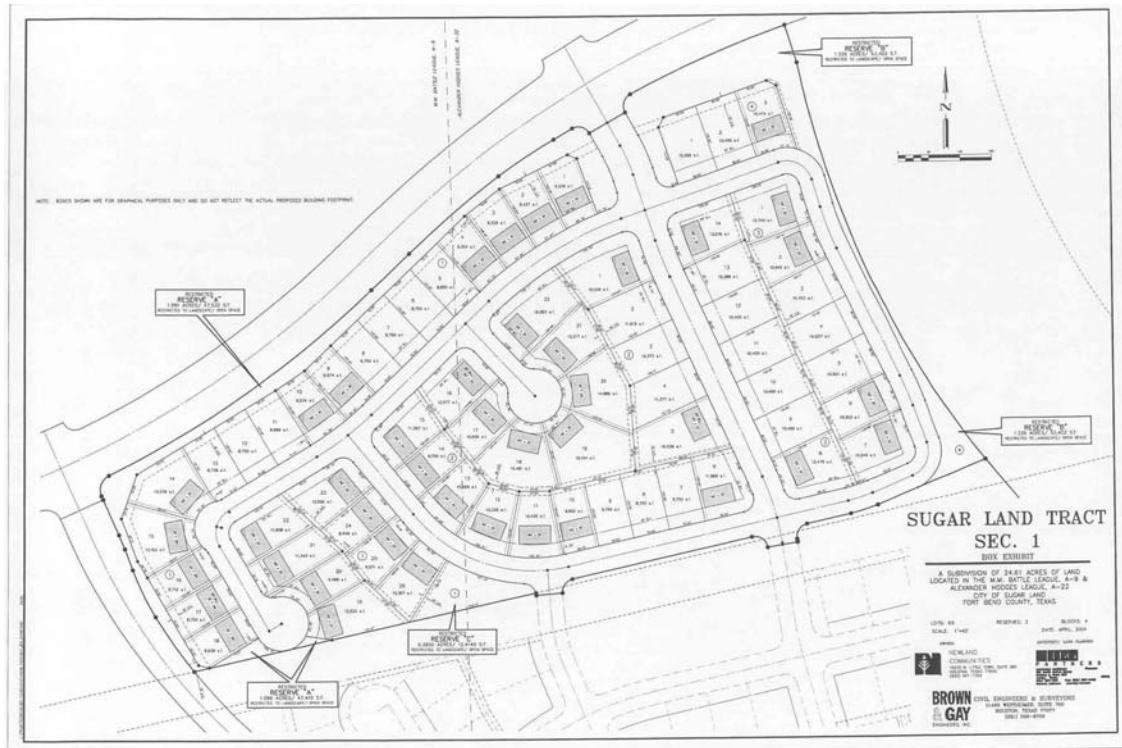
**RESERVE "O" 1.00 ACRES (69,128 SQ. FT.)**  
RESERVED TO LANDLORD (SEE PAGE 1)

**RESERVE "P" 1.00 ACRES (69,128 SQ. FT.)**  
RESERVED TO LANDLORD (SEE PAGE 1)

**RESERVE "Q" 1.00 ACRES (69,128 SQ. FT.)**  
RESERVED TO LANDLORD (SEE PAGE 1)

**RESERVE "R" 1.00 ACRES (69,**

## Copy of Box Exhibit to Indicate Minimum Required Lot Width:



[illegible]